

**STATE OF MICHIGAN**  
**COURT OF APPEALS**

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MARTIN MCDERMENT, GALE  
MCDERMENT, MICHAEL BAYOFF, SUSAN  
BAYOFF, JOE MILLS, CHRIS MILLS, LEE  
SHARKAS, MACI SHARKAS, JOHN SOULET,  
ANJELA SOULET, CHRIS MAKEPEACE,  
DEBBIE MAKEPEACE, RICHARD PRICE,  
MICHAELA PRICE, MARK SHOEMAKER,  
PAMELA SHOEMAKER, DAVID  
LIVERMORE, THERESE LIVERMORE, JOHN  
WALKER, VALERIE WALKER, HOWARD  
FISHER, NANCE FISHER, TRACY PARKS,  
PAMELA PARKS, PAUL MILEWSKI, and  
GERALYN MILEWSKI,

Plaintiffs-Appellees/Cross-  
appellants,

v

BILTMORE PROPERTIES, INC.

Defendant-Appellant/Cross-  
appellee,

and

BIRKDALE POINTE SUBDIVISION  
HOMEOWNERS ASSOCIATION, TRACI  
PHILLIPS d/b/a PRINCIPAL PROPERTY  
MANAGEMENT, TOLL BROTHERS, INC.,  
THE SILVERMAN BUILDING COMPANIES,  
INC., HQZ ACQUISITIONS, INC., and  
TOWNSHIP OF COMMERCE,

Defendants.

UNPUBLISHED  
November 17, 2009

No. 285570  
Oakland Circuit Court  
LC No. 2002-044667-CZ

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Before: Fort Hood, P.J., and Sawyer and Donofrio, JJ.

MEMORANDUM.

Defendant appeals as of right from the trial court's entry of a monetary judgment in favor of plaintiffs. Plaintiffs cross-appeal to contest rulings by the trial court. We affirm.

This case was the subject of a ten-day bench trial. Despite the lengthy trial, defendant did not produce the trial transcripts. Rather, defendant only provided an excerpt from the trial. The appellant must provide the full record on appeal. *Band v Livonia Associates*, 176 Mich App 95, 103-104; 439 NW2d 285 (1989). This Court does not consider any alleged evidence proffered by the parties for which there is no evidentiary support. *Id.* at 104. The requirement that all transcripts be produced applies regardless of whether the transcript is directly relevant to the issues raised on appeal. *Nye v Gable, Nelson & Murphy*, 169 Mich App 411, 416; 425 NW2d 797 (1988). An appellant may file a motion with the trial court to allow less than the full transcripts to be included in the record on appeal, or the parties may stipulate that less than the full transcript will be included in the record on appeal. MCR 7.210(B)(1)(c), (d). The Court will not consider any issue for which the appellant failed to produce the transcript. *PT Today, Inc v Comm'r of Financial & Ins Services*, 270 Mich App 110, 151-152; 715 NW2d 398 (2006). Additionally, a party may not leave it to this Court to search for the factual basis offered in support of a position, but must correlate factual assertions to the location in the record. *Begin v Mich Bell Telephone Co*, 284 Mich App 581, 590; \_\_\_ NW2d \_\_\_ (2009). This Court is an error correcting court. *Burns v Detroit (On Remand)*, 253 Mich App 608, 615; 660 NW2d 85 (2002).

Defendant, as the appellant, did not comply with the requirement that the full transcript be included in the record on appeal. Although plaintiffs filed a cross-appeal, the full record on appeal was not produced by them. Therefore, we cannot conclude that the trial court erred. *Band, supra; Burns, supra.*

Affirmed.

/s/ Karen M. Fort Hood  
/s/ David H. Sawyer  
/s/ Pat M. Donofrio